

**STAFF REPORT**  
**City of Lancaster**

CC 9
12/13/11
MVB

Date: December 13, 2011

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Substitution of Subdivision Undertaking Agreement and Securities for Tract Map No. 060154, Phase 2, Located on the Southeast Corner of Avenue J and 30<sup>th</sup> Street East**

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**Recommendation:**

Approve and accept the substitution of the Subdivision Undertaking Agreement and securities submitted by KB HOME Coastal, Inc., in place of the Subdivision Undertaking Agreement and securities submitted by Richmond American Homes of Maryland, Inc., for Tract Map No. 060154, Phase 2, located on the southeast corner of Avenue J and 30<sup>th</sup> Street East.

**Background:**

On October 12, 2010, Richmond American Homes of Maryland, Inc., entered into a Subdivision Undertaking Agreement and posted securities to complete the required improvements for Tract Map No. 060154, Phase 2. The subject property subsequently changed hands and the new developer, KB HOME Coastal Inc., has requested that the City allow the substitution of the undertaking agreement and securities so that the property can be developed.

KB HOME Coastal Inc. has submitted a Subdivision Undertaking Agreement and securities in accordance with City policy. Staff recommends that the Council approve the Subdivision Undertaking Agreement, accept the securities, and approve the termination of the Subdivision Undertaking Agreement and release the securities posted by Richmond American Homes of Maryland, Inc.

GA:lcs

**Attachments:**

Map  
Undertaking Agreement